

## Warehouse, Lab and Office Facility



**FOR SALE / MAY LEASE**

Gyrodata, Campus 3 Aberdeen Innovation Park,  
Balgownie Road, Bridge of Don, Aberdeen AB22 8GW

## Key points

- **0.618-acre facility within Aberdeen Innovation Park, Bridge of Don.**
- **Warehouse, lab and office space totalling 11,555 sq ft.**
- **Large parking area, also suitable for laydown storage.**

## Accommodation

Approximate floor areas measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	Sq m	Sq ft
Lower Floor	543.25	5,847
Upper Floor (inc mezz)	530.32	5,708
<b>Total</b>	<b>1,073.57</b>	<b>11,555</b>

## Location

The property is located within Bridge of Don, approximately 3 miles north of Aberdeen City Centre and 5 miles southeast from Aberdeen International Airport.

Located within Aberdeen Innovation Park which provides a well-established and attractive parkland environment.

Nearby occupiers include Weatherford, Absoft, WIPRO UK, Imenco UK Limited. and Rockwell Automation.

## Description

The subject comprises a detached warehouse, office and lab facility, spread over two floors.

The lower floor consists of warehouse space, accessed via an electric-operated roller door (4.10m wide x 5.72m high), lab space and offices. There is a metal staircase which leads to the mezzanine storage area. The warehouse eaves height is approximately 5.8m.

The upper floor contains a double-height entrance area, cellular offices, a large boardroom and staff amenity. The mezzanine can also be accessed directly from this level.

Heating is provided by electric wall panel heaters and there is a combination of Cat 2 and LED lighting. The offices and lab spaces have suspended ceiling tiles with integral lighting and carpet or linoleum tiles. The warehouse walls are blockwork to 2.87m with cladding above, with the offices being painted plasterboard.

Externally, there is a small storage area to the rear, next to the shutter roller door, as well as a large car park which could be utilised for further laydown storage.



Internal – Reception Area and Offices

## Price / Rent

£250,000 / £60,000 per annum

## EPC

The property has a current EPC rating of F(91).

## Rateable Value

The subjects have a Rateable Value of £71,000.

## Tenure

The premises are currently held on a grassum lease until 14<sup>th</sup> May 2116 at a rental of £1 pa. Full information on the grassum lease can be made available upon request.

## VAT

Any monies quoted are exclusive of VAT, which may be payable.

## Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any LBTT and Registration Dues.



External – Side / Warehouse Access



Internal – Warehouse and Mezzanine

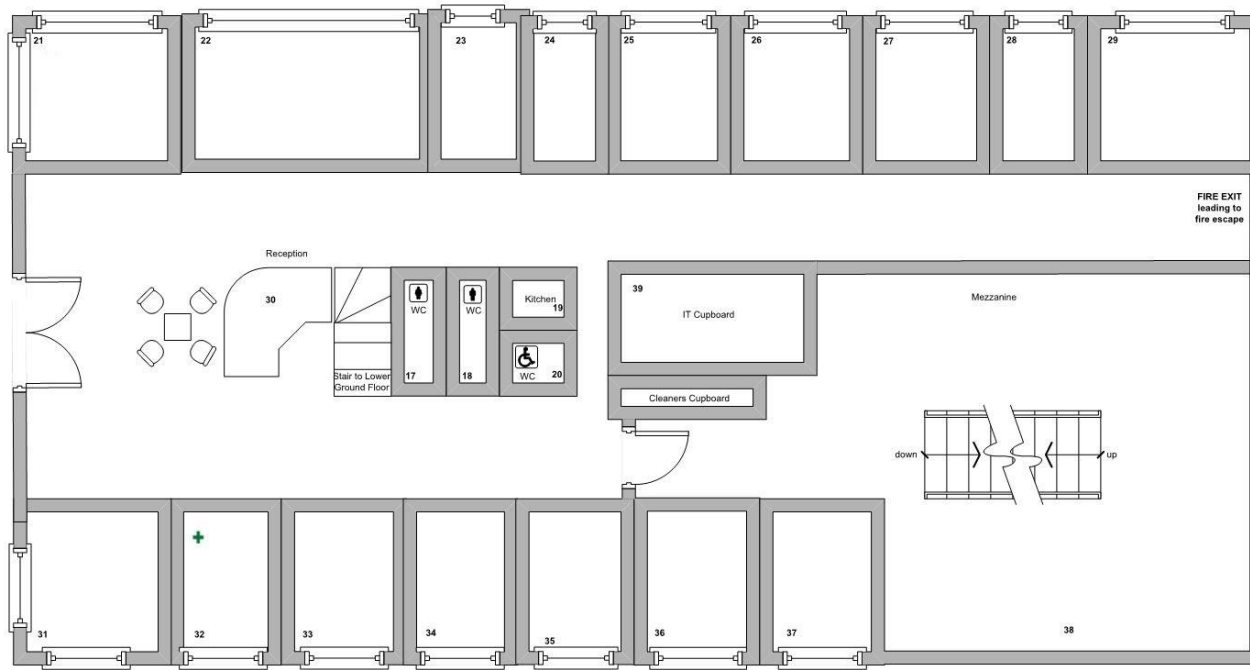


External – Parking / Laydown Storage Space

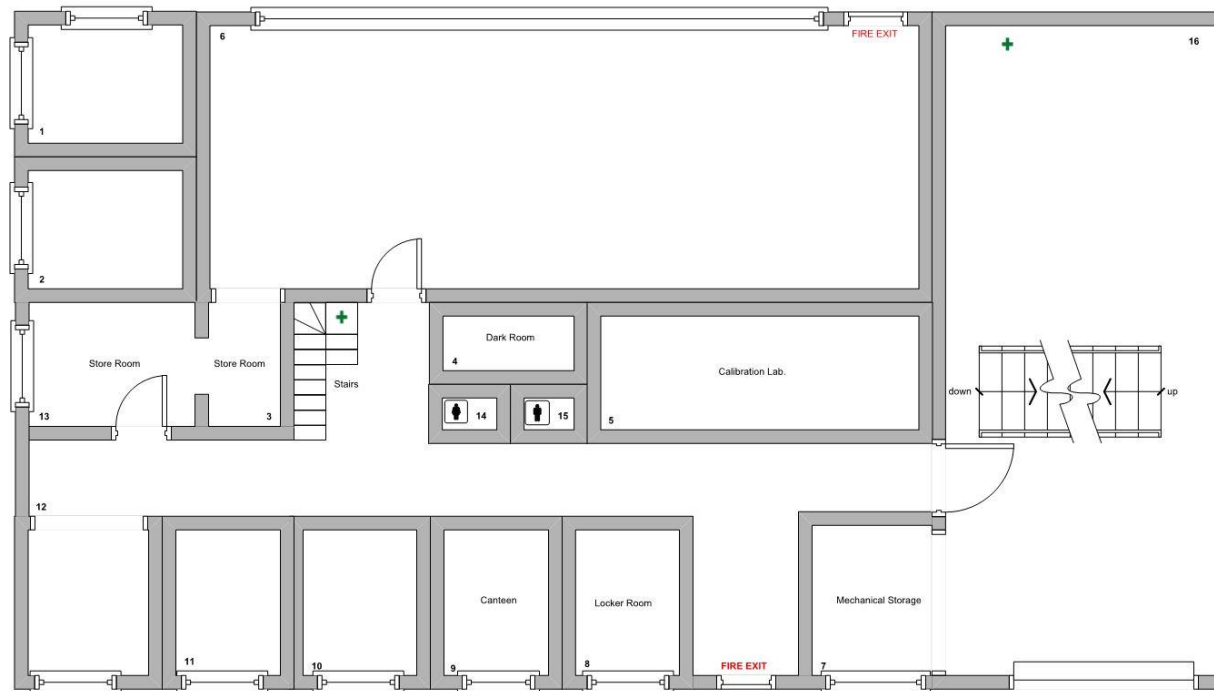
# Floor Plans

For illustrative purposes only  
and not to scale

Upper floor plan



Lower floor plan



# Location Plans

The location and site boundary is indicated below:



Location plan



OS plan with site boundary

# Key contacts

For further information, or to arrange a viewing, please contact sole agents Knight Frank.



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Property Entrance

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